

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Hess Express
2300 S.E. 17 Street

Case #: 35-R-02

Date: March 26, 2002

Comments :

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Preliminary calculations indicate that approximately 1,302 daily trips would be generated by this site. Please arrange for a traffic impact study to be prepared by a traffic engineering consultant as a result of the daily trips exceeding the City's 1,000 daily trip threshold pursuant to Section 47-25.2 of the City Ordinances. A methodology meeting shall be scheduled by the applicant's consultant with Engineering and City's consultant once the applicant has indicated to City Engineering representative which consultant will be utilized for their study. The methodology meeting provides direction on the necessary parameters and scope of the required study as well as a time frame to complete the traffic review.
3. The engineering plans must contain sufficient design features to ensure adequate on site retention of stormwater runoff occurs. The grading, paving, and drainage plan provided indicates existing and proposed elevations of the site. The engineer also provided for what appears to be slotted drains to catch runoff as it approaches each access. However, the size and capacity of these drains and additional piping on site should be verified prior to the issuance of a building permit.
4. Provide for sidewalk to extend around the entire perimeter of the site. The sidewalk abruptly ends near the northwest corner of the site. Curb and gutter and drainage transition should be addressed with any sidewalk work.

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5. It appears from review of the engineer's water and sewer plan that an existing lateral is to provide service to this site. This lateral size and the source main (10 inch) should be shown on the plan. Obtain as built information from Arlen Erdmann in the Engineering Department at 828-5051.
6. The water design notes call for contractor to install meters and change out previous potable meter for use as an irrigation meter. Please note that City crews will install all new meters upon receipt of a utility service application at the Water Billing/Treasury Division at City Hall. A permit for each meter shall be obtained by the contractor prior to applying for City to install the meters, however.
7. A several water detail sheets have been provided which are not City's standard sheets. Please remove and obtain the standard sheets either from Arlen Erdmann or from the Engineering Web page.
8. The landscaping plan provides for trees and plantings with numerous significant conflicts with proposed utilities. Provide an overlay of utilities on the landscaping plan for the avoidance of these conflicts.
9. Provide a site lighting plan for all parking areas in accordance with Section 47-20.14 of the City Ordinances.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Hess Express

Case #: 35-R-02

Date: 3-12-02

Comments:

- 1) See 5239.13 of the SFBC for underground storage of fuel or F-21.1 of the local amendments to the FBC by the BCBRA.
- 2) See NFPA 30A for the other requirements.
- 3) Call 828-5875, Al Weber if you have any questions.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Amerada Hess Corp./Hess Express

Case #: 35-R-02

Date: 3/26/02

Comments:

1. Indicate requirements for irrigation, including the requirement for a rain sensor.
2. Trees require a min. 8' wide pervious area. Dahoon Hollys are shown in an area on the south side of the building that appears to have less than the min. width.
3. Make sure all utilities that would affect proposed planting (such as overhead powerlines) are shown on the Landscape Plan.
4. Provide a list of all existing trees and palms on site, their names and sizes. Indicate whether or not they are to remain, be relocated or be removed. All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Amerada Hess Corp./Hess Express

Case #: 35-R-02

Date: March 26, 2002

Comments: Site Plan Level I (gas station with convenience store)

1. This is a new use and must meet all current code requirements.
2. Discuss providing curb and gutter along the entire length of north and west property lines with the exception of driveways with the Engineering Rep.
3. Discuss accessibility of the loading zone with the Engineering Rep.
4. Discuss continuing the sidewalk from the west property line to meet the sidewalk at the east property line.
5. Show all sight triangles on the site plan and landscape plans.
6. The parking calculations for spaces provided are incorrect; only one space credit can be claimed for parking spaces located next to the pumps. Accordingly, only 25 spaces have been provided.
7. Show vehicular reservoir spaces at the exterior of both exterior pump islands and the drive aisle dimensions at those locations.
8. Discuss providing a tree survey and removal plan with the Landscape Rep.
9. Landscape islands are to have an 8' dimension to the interior of the curbing.
10. Clearly define and dimension the restaurant and seating areas on the floor plan.
11. It is strongly recommended that the plans be presented to the Harbordale Civic Association.
12. Show the configuration of the intersection at S.E. 17 St. and the outline of all adjacent buildings on the site plan.

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13. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Det. C. Cleary- Robitaille
828-6419

Project Name: Amerada Hess Corporation

Case #: 35-R-02

Date: 3-26-02

Comments:

Impact-resistant material should be installed on all glass areas.

The rear door should be constructed of steel and be encased in a steel frame.
It should have interior hinge pins and have a peephole that provides a 180 degree view.

Rest room entrances should be positioned to allow constant monitoring by store personnel who are working at the register area.

Convenience store standards that are set in Florida state statute 812.1702- 812.176 need to be implemented and followed.

Please submit responses in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Amerada Hess Corp./Hess Express **Case #:** 35-R-02

Date: 3/26/02

Comments:

1. Demonstrate access to and from loading on site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle) in accordance with section 47-20.6.B.
2. Indicate vehicular reservoir spaces and parking space at the two outside islands show compliance with aisle width and site circulation requirements of section 47-20.
3. Clearly define restaurant customer service, kitchen and dining area square footage to accurately calculate parking as required in section 47-20.2. Plans indicate a parking shortage.
4. Clearly indicate sight triangles on site plan and landscape plans in accordance with the provisions of section 47-20.5.C.5.b.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
6. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
7. Provide elevation plans of dispenser canopy. Minimum vertical canopy clearance is fourteen (14) feet in accordance with section 47-20.6.C.
8. All non-conforming sign shall be brought into full compliance in accordance with section 47-22.10, provide a detail of freestanding sign and canopy signs if applicable.
9. Additional comments may be forthcoming at DRC meeting.